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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

July 3, 2013

The July meeting of the Loudon Regional Planning Commission was called to order at 12:30 p.m. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Gammons, and Ms. Jones. Absent were Mr. Brewster, Mr. Cardwell, Ms. Hines, and Ms. Roberts.

A motion to approve the minutes for the June 5, 2013 meeting was made by Mr. McEachern, second was made by Mr. Gammons. Motion carried 5-0.

Agenda Item A: Consideration of a request for site plan approval for renovation of Loudon Elementary School, located on Highway 72, South, referenced on Tax Map 41, Parcel 61.00, Zoned R-1. Applicant / Owner: Loudon County School Board

Mr. Mark Graham, civil engineer, was present representing Loudon County School Board.

Mr. Newman reminded the Commission that the new Ft. Loudoun Middle School is currently under construction. He stated that once the middle school moves to the new facility, the previous campus will be used exclusively for the elementary school. He said that the temporary doublewide structures will be removed from the campus. He stated that the two buildings will be tied together with a covered walkway. He said that the previous middle school building will be used for an administration area and security area. He stated the elementary school will add 18 more parking spaces. He said that the school is changing the bus drop-off location. He stated that there would be some utility re-locations with water lines. He said that there would be some storm drainage improvements to go under the new walkway and through the parking lot. He pointed out the new sediment basin to be used while the construction is going on.

Mr. Graham said that the school board proposed to break ground on September 3rd to get ready for the next school year.

Mr. Newman recommended approval of the proposed site plan and grading plan due to the plan conforming to the City's regulations.

Mr. McEachern made the motion to approve the site plan, second was made by Ms. Jones. Motion carried 5-0.

Agenda Item B: Consideration of proposed amendment to the City of Loudon Zoning Ordinance, Chapter 3. General Provisions. Section 14-309- Off- Street Automobile Storage to include subsection 6. Minimum Parking Lot Standards

Mr. Newman stated that this has been on the agenda for the previous two meetings, but the Commission did not have time to get to discuss the draft. He said that the only change that had been done to the draft language on the fourth line down the second page was to add "with curbing." He stated that this change was based on a comment from Mr. McEachern at last month's meeting. He said "the curbing" would be done whether the lot was graveled or paved. He stated that other than this change, the draft was what had been presented at the previous meetings. He said this would allow them to make the decision if the parking lot be graveled or paved, in the case of a new or expanded parking lot for a small commercial business that has to have 5 or fewer parking spaces. He stated that it could be graveled if it was located in the front of the lot. He said that if the proposed parking lot were to be located to the rear of the building, there was an exception to allow up to 8 parking spaces for the lot to be graveled, as long as it was screened with some kind of landscaping. He stated this would be shown on the submitted site plan. He said that it would provide some minimum standards for the construction of the gravel parking lot, which would be a 4" thick gravel base with curbing. He stated that the curbing could be defined as landscape timbers.

Mr. McEachern said that this curbing could be anything that contained the gravel. He stated that he wanted this in the amendment due to the gravel moving during hard rains that are on a slope. He said that the curbing keeps the gravel on the property, and there would be no need of having to buy more gravel. He stated that the gravel could help in controlling how the water leaves the property during heavy rains. He said that the type of curbing could be approved at the time of the site plan approval.

Mr. Gammons asked the Commission if they needed to specify what type of gravel they needed to use.

Mr. McEachern stated that the type of gravel depended on what type of surface they would be putting it on. He said that what type of gravel the owner decided to use would be confined to their property.

Mr. Carey suggested to leaving the economics of the gravel to the person putting the gravel in.

Mr. Gammons said that it also becomes a safety issue by using the larger stone.

Mr. McEachern stated that the customers would take care of this issue. He said that if the customer can't get from their vehicle to the business, they won't come back. He stated that the curbing addresses this problem. He said this leaves the option to do what they wanted to do.

Mr. Newman said that the Commission could take action on the amendment at today's meeting or wait until a larger representation of the Planning Commission is present.

Mr. McEachern stated that he would prefer to wait until there was a larger representation of the Planning Commission.

It was decided to postpone action for this month on this amendment. Mr. Newman stated it would be placed on next month's agenda.

Additional Public Comment: Ms. Amy Millsaps and Ms. Rebecca Willis were present. Ms. Millsaps read a statement to the Planning Commission from her family. She stated that they had come up with this statement in view of the amendment the Commission was currently working on about funeral establishments. She gave a brief history of their family's funeral home. She stated that funeral services have seen many changes in the industry based on trends. She gave a brief history of the different changes in trends. She said that the current trend in Loudon was moving toward cremations. She stated that their funeral home cremation rate had grown from 18 to 24% in the last 3 years. She said that if they continue to serve Loudon with this current trend, they would need to offer cremation services. She stated that if the committee recommended to the City to have retorts for cremations outside the city limits or in an industrial area, they would have to purchase additional property if they ever decided to offer the services of cremation. She said that they would have to bear a greater expense by having an additional property to meet this service. She stated that currently her family did not have any immediate plan to have a retort for cremation. She said that they wished they could stay in the current location and continue to serve Loudon. She asked the committee to consider her family's statement while working on the amendment for the ordinance in regards to funeral establishments.

Mr. McEachern asked that a copy of this statement be sent to the committee members working on the amendment.

Announcements and/or Comments from the Board/Commission: Mr. Newman stated that the Planning and Codes Enforcement Office had a new website. He asked that if there were any additions or corrections in regard to the Loudon RPC, to contact the office.

Meeting was adjourned at approximately 1:10 p.m.



Signed



Date